



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 23, 2013

James Diven
SunPower Corporation
15637 Avenue A
Rosamond, CA 93560

**REGARDING: PROJECT NO. R2010-00808-(5)
MODIFICATION TO CONDITIONAL USE PERMIT NO. 201000071
BETWEEN AVENUE A AND B AND BETWEEN 130TH STREET WEST
AND 160TH STREET WEST AT KERN COUNTY BOUNDARY
(APNs 3258-001-001, 3258-001-024, 3258-001-025, 3258-001-028, 3258-
001-029, 3258-001-030, 3258-001-031, 3258-001-038, 3258-001-040, 3261-
001-002, 3261-001-003, 3261-001-004.)**

Hearing Officer, Mitch Glaser, by his action of December 17, 2013, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 31, 2013. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Anthony Curzi of the Zoning Permits North Section at (213) 974-6443, or by email at acurzi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Susan Tae, AICP, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement; Andrew Oelz

SMT:amc

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00808-(5)
MODIFICATION TO CONDITIONAL USE PERMIT NO. 201000071**

1. **ENTITLEMENT REQUESTED.** The applicant, SunPower Corporation, Systems, LLC, is requesting a minor modification to Conditional Use Permit ("CUP") No. 201000071 to modify conditions related to the approved Exhibit "A" and off-site transport.
2. **MEETING DATE.** December 17, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A public meeting was held on December 17, 2013 before the Hearing Officer. Staff presented the case and recommended approval. The applicant and the applicant's representative were present to answer questions. There being no further testimony, the Hearing Officer approved the project subject to the conditions recommended by staff and agreed to by the applicant.
4. **PROJECT DESCRIPTION.** The applicant proposes a modification of the approved Exhibit "A" to correctly depict grading amounts. Sheet C123 of the approved Exhibit "A" listed grading in the following amounts: 19,000 cubic yards of cut and 25,000 cubic yards of fill with 6,000 cubic yards of borrow. The revised amounts are as follows: 130,300 cubic yards of cut, 41,700 cubic yards of fill, and 88,600 cubic yards of export. Also proposed is the off-site transport of soil.
5. **LOCATION.** The subject property is located between Avenue A and Avenue B and between 130th Street West and 160th Street West, at the Kern County boundary, within the Antelope Valley West Zoned District and in the Fifth Supervisorial District. The Assessor's Parcel Numbers are 3258-001-001, 3258-001-024, 3258-001-025, 3258-001-028, 3258-001-029, 3258-001-030, 3258-001-031, 3258-001-038, 3258-001-040, 3261-001-002, 3261-001-003, and 3261-001-004.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the solar array and appurtenant facilities. Sheet C123, which depicts the grading quantities, is revised to show the correct grading amounts of 130,300 cubic yards of cut and 41,700 cubic yards of fill with 88,600 cubic yards of export. The new grading amounts do not result in any other changes to the approved Exhibit "A", such as size or location of retention basins or internal roads. Sheet C1405 is also revised to show updated details for retention basins.
7. **EXISTING ZONING.** The subject site is zoned A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area).
Surrounding zoning is as follows:
North: A-2-5
South: A-2-5

East: A-2-5
West: A-2-5

8. **EXISTING LAND USES.** The subject site contains vacant land previously used for agricultural purposes.
Surrounding land uses within 1000 feet are as follows:
North: Vacant land, and photovoltaic solar electric generating facility
South: Vacant land
East: Vacant land
West: Vacant land
9. **PREVIOUS CASES / ZONING HISTORY.** CUP 201000071, approved on October 19, 2011 by the Los Angeles County ("County") Regional Planning Commission ("RPC"), authorized the construction, operation, and maintenance of a photovoltaic solar electricity generating plant on 1,238 acres of a total 4,782 acres, of which the remainder is located in Kern County. A Final Environmental Impact Report ("EIR") determined that there would be significant and unavoidable impacts with respect to aesthetics, at both a project and cumulative level; prime farmland, at both a project and cumulative level; air quality at a cumulative level, and biological resources at a cumulative level. The Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program were also adopted by the RPC on October 19, 2011. A previous Modification to the CUP allowing an increase in water consumption during the 36-month construction period to 330 acre-feet was approved by the Hearing Officer on December 18, 2012.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The previously approved project for the solar energy facility was found to be consistent with both the Los Angeles County General Plan and the Antelope Valley Areawide General Plan ("Area Plan"). The subject site is within the N1 (Non-Urban 1) land use category of the Area Plan. The proposed modification will not change this land use and only allows an increase in the amount of grading, consistent with the EIR for the project. Allowing the revised grading amounts will allow the permittee to construct required retention basins, which will help keep water from flowing off the project site.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The proposed modification will not change the zoning of the subject site, which is A-2-5. Electricity generating plants are permitted in the A-2-5 zone pursuant to Section 22.24.150 with the issuance of a CUP. The approved facility will comply with all zoning and development standards, and the proposed modification will not affect these standards or the compliance therewith. The off-site transport of soils will be in compliance with the zoning ordinance and development standards as well.
12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The revised grading amounts are mostly necessary to allow for the construction of retention basins as required by the County Department of Public Works ("Public Works"). The

additional grading is in line with amounts analyzed in the project's certified EIR and such changes do not fundamentally change the scope and layout of the project or impacts from it.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Public Works submitted additional conditions for the project. The County Departments of Fire, Parks and Recreation, and Public Health have all reviewed and recommended for approval the proposed modification to the CUP.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No comments were received.
15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Section 22.56.1620 of the County Code, the community was appropriately notified of the application by mail, newspaper and property posting. The public notice indicated that any individual opposed to the modification may submit written opposition to the Director within a 15-day comment period, which ended on December 3, 2013.
16. **PUBLIC COMMENTS.** No comments during the 15-day comment period, which ended on December 3, 2013, were received.

MODIFICATION TO CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The proposed modification to CUP 201000071 Exhibit "A" will not change the land use for the site as approved. Such land use, an electricity generating plant, is consistent with the adopted general plan for the area

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. No protests were received during the specified protest period pursuant to Section 22.56.1630.A of the County Code, which was by December 3, 2013.

Therefore, not more than one protest was received by December 3, 2013, and staff may recommend approval to the Hearing Officer of the modification.

19. The proposed modification of the Exhibit "A" will not change the overall scope of the previously approved project and will not alter the means by which the burden of proof was met.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize,

endanger or otherwise constitute a menace to the public health, safety or general welfare.

20. The proposed modification to the Exhibit "A" will not change the size or shape of the property or any physical feature of the approved solar project. The request is to correct a discrepancy regarding grading amounts. The original Exhibit "A" lists 50,000 cubic yards of grading. The EIR for the approved project, however, analyzed grading amounts in excess of what is currently being proposed, which was 350,000 cubic yards. By contrast, the proposed grading equates to 172,000 cubic yards for Los Angeles County and 96,000 cubic yards for Kern County or 268,000 cubic yards total.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

21. The proposed modification of the Exhibit "A" and off-site transport will in no way change existing or proposed highway or street layouts, widths, or improvements. All highways and streets in the vicinity are adequate to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic generated by the project, including additional truck trips that would be generated by the additional export of soil.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

22. The revisions to grading amounts are necessary to accommodate required retention basins. The EIR for the original project analyzed grading in greater amounts than what is currently proposed.

Therefore, the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.

23. The proposed modification to the CUP is necessary to allow the project to operate as intended in the original approval. Due to a discrepancy, however, the grading amounts have to be revised to account for required retention basins on the project site. The project's EIR analyzed grading amounts in excess of what is being proposed by the modification and the off-site transport. County Departments of Regional Planning and Public Works have added additional conditions that will ensure that the project with the modification and off-site transport will operate in a compatible manner as originally contemplated.

Therefore, the approval of the application is necessary to allow the reasonable operation and use granted in the CUP.

ENVIRONMENTAL DETERMINATION

23. The project's impacts were fully analyzed in an EIR, and an addendum to the final environmental impact report was prepared that substantiates that no new impacts from the proposed modification will occur, including impacts to air quality, biological resources, water resources and water use, and cultural resources.

Therefore, the Hearing Officer, acting in its role as responsible agency for the project, certifies that the Final EIR Addendum has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County.

24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the burden of proof for the conditional use permit as modified has been satisfied pursuant to Section 22.56.040:
- a. Not more than one protest was received during the specified protest period pursuant to Section 22.56.1630.A;
 - b. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
 - c. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area;

- d. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required; and
- C. That the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP; and
- D. That the approval of the application is necessary to allow the reasonable operation and use granted in the CUP.

THEREFORE, the information submitted by the applicant and presented at the public meeting substantiates the required findings for Modification to CUP No. 201000071 as set forth in Section 22.56.1600 and 22.56.090 of the County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer, acting in its role as responsible agency for the project, certifies that the Final Environmental Impact Report Addendum has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County.
- 2. In view of the findings of fact and conclusions presented above, the modification to the Exhibit "A" is approved subject to the attached conditions.

ACTION DATE: December 17, 2013

SMT:amc
December 17, 2013

c: Hearing Officer, Zoning Enforcement, Building and Safety

**ADDITIONAL CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00808-(5)
MODIFICATION TO CONDITIONAL USE PERMIT NO. 201000071**

The following are additional conditions that, together with previous approvals, comprise the revised conditions of approval for Conditional Use Permit No. 201000071.

1. The permittee shall comply with the Exhibit "A" dated October 17, 2013.
2. The permittee shall utilize the haul routes identified in the Exhibit "A". In the event the permittee desires to use other haul routes, the permittee shall submit three (3) copies of the proposed haul route(s) as a Revised Exhibit "A" to the Director for review and approval for each off-site transport exceeding 10,000 cubic yards prior to such off-site transport. The plans must depict the amount of export soil and haul route(s). All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
3. Grading shall be permitted as approved on the approved Exhibit "A". Disk and roll, scraping or similar ground disturbance or site preparation activities that affect the surface of the soil, shall be prohibited.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>


ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 12, 2013

IN REPLY PLEASE
REFER TO FILE **LD-1**

TO: Susan Tae
Zoning Permits North
Department of Regional Planning

Attention Anthony Curzi

FROM: Steve Burger 
for Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201000071, MINOR MODIFICATION
PROJECT NO. R2010-00808-(5)
ANTELOPE VALLEY SOLAR PROJECT
VICINITY OF 130TH STREET WEST AND AVENUE A
ASSESSOR'S MAP BOOK NO. 3258, PAGE 1,
PARCEL NOS. 1, 24, 25, 28, 29, 30, 31, 38, AND 40 AND
ASSESSOR'S MAP BOOK NO. 3261, PAGE 1, PARCEL NOS. 2, 3, AND 4
UNINCORPORATED COUNTY AREA OF ANTELOPE VALLEY**

- ☒ Public Works recommends approval of this CUP modification.
- ☐ Public Works does **NOT** recommend approval of this CUP modification.

We reviewed the minor modification for CUP No. 201000071 in the unincorporated County area of the Antelope Valley. The overall project is for the construction and operation of a new 650-megawatt, solar-photovoltaic, power-generating facility on 5,400 acres (1,311 acres in Los Angeles County and 4,069 acres in Kern County) in the vicinity of the 130th Street West and Avenue A. The minor modification to the approved Exhibit A of the CUP is to revise the amount of permissible grading from 50,000-cubic yards to approximately 172,000-cubic yards (130,273-cubic yards of cut, 41,669-cubic yards of fill, and 88,604-cubic yards of exported grading material) and update the schematics for the infiltration basins.

This memo shall supersede the memo dated December 3, 2013 (attached) and is being issued based on a request from the applicant to modify Grading Condition 2.1 to accommodate specific field operations and intended construction methods.

Upon approval of the site plan, we recommend the following conditions:

1. Road

- 1.1 Dedicate road right of way, 43 feet from the centerline, on Avenue A, along the property frontage, to the satisfaction of Public Works. Three feet of additional right of way will be necessary. In addition, dedicate 10 feet of slope easement beyond the 43-foot road dedication to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.2 Make an offer of future right of way, 13 feet beyond the already dedicated right of way of 30 feet (from centerline for a total offer/dedication of 43 feet from centerline), on 130th Street West, along the property frontage, to the satisfaction of Public Works. In addition, dedicate 23 feet of slope easement beyond the existing 30 feet (from centerline) of existing road right of way to the satisfaction of Public Works. Please note that 13 feet of the required slope easement will overlap the 13 foot offer of future right of way. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.3 Permission is granted to vacate the 18 feet of excess right of way on Avenue B, along the property frontage, so that 32 feet (from centerline) of the 50 feet (from centerline) of existing dedicated right of way remains post-vacation. Should this vacation be pursued, dedication of adequate slope easements (minimum of 10 feet) will be necessary to the satisfaction of Public Works. For additional information and an explanation of the vacation proceedings, please contact Jose Suarez of Public Works' Survey/Mapping and Property Management Division at (626) 458-7060 or jsuarez@dpw.lacounty.gov.
- 1.4 Permission is granted to vacate the 18 feet of excess right of way on 140th Street West, along the property frontage, so that 32 feet (from centerline) of the 50 feet (centerline) of existing dedicated right of way remains post-vacation. Should this vacation be pursued, dedication of adequate slope easements (minimum of 10 feet) will be necessary to the

satisfaction of Public Works. For additional information and an explanation of the vacation proceedings, please contact Jose Suarez of Survey/Mapping and Property Management Division at (626) 458-7060 or jsuarez@dpw.lacounty.gov.

- 1.5 Make an offer of future right-of-way, 32 feet from the centerline, on 155th Street West, along the property frontage, to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32 foot offer of future right of way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.6 Make an offer of future right of way, 32 feet from the centerline, on 157th Street West, along the property frontage, to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32 foot offer of future right of way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.7 Make an offer of future right of way, 32 feet from the centerline, on 160th Street West, along the property frontage, to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32 foot offer of future right of way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.8 Make an offer of future right of way, 32 feet from the centerline, on Avenue A-8, along the property frontage, between 157th Street West and 155th Street West, to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32 foot offer of future right of way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.
- 1.9 Make an offer of future right of way, 32 feet from the centerline, on 150th Street West, along the property frontage, between Avenue B and West Avenue A-8, to the satisfaction of Public Works. In addition, dedicate 10 feet of slope easement beyond the 32 foot offer of future right of way to the satisfaction of Public Works. A fee deposit to cover all related road deed processing and reviews will be necessary.

- 1.10 Provide a property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works. In addition, dedicate additional right-of-way corner cut-offs to meet current Americans with Disabilities Act (ADA) guidelines, where deemed necessary, to the satisfaction of Public Works.
- 1.11 Provide a property line return radii of 27 feet at the intersection of Avenue A and 130th Street West to the satisfaction of Public Works. In addition, dedicate additional right-of-way corner cut-offs to meet current ADA guidelines, where deemed necessary, to the satisfaction of Public Works.
- 1.12 Provide adequate slope and drainage easements along all street frontages to the satisfaction of Public Works.
- 1.13 Whenever there is an offer of a future street, provide a drainage statement/letter to the satisfaction of Public Works.
- 1.14 Obtain an encroachment permit from Public Works' Land Development Division's Permits Section for all proposed work within the road right of way and future streets.
- 1.15 Repair any public improvements damaged during construction along the property frontage to the satisfaction of Public Works.
- 1.16 Underground all facilities to the satisfaction of Public Works. A franchise agreement will be required for distribution/transmission facilities within public right of way.
- 1.17 Acquire street plan approval or direct check status before obtaining a grading or drainage permit as applicable.
- 1.18 Execute an Agreement to Improve for the street improvements prior to the issuance of a building or grading permit as applicable.

For questions regarding the road conditions, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

2. Grading

- 2.1 Submit a grading plan for review and approval that complies with the approved hydrology dated March 12, 2013, or the latest revision, to the satisfaction of Public Works. Grading shall be limited to only the access roads, substations, tanks, inverter pads, basins or other areas consistent with the approved Exhibit Map/grading plan. Work within the existing vegetation where the solar panels are proposed shall be conducted with minimal disturbance and the operator shall take all necessary precautions to not use vehicles or machineries for grading or alter the existing grade in these areas.

When vehicles or machineries are deemed necessary for solar field installation work, appropriate ground-protection practices (such as construction mats, stabilizers, or established vegetation) shall be utilized for both dust suppression and to ensure that the vehicles or machineries are compatible with continued and future vegetation growth to the satisfaction of Public Works. The project's biologist shall confirm that construction practices are compatible with continued and future vegetation growth. Any grading, disking, and scraping to access roads, walkways, required basins and berms shall be permanently stabilized with an earth-stabilizing product that is acceptable to the Department of Public Works, in cooperation with the Departments of Regional Planning and Public Health, to prevent fugitive dust.

- 2.2 A maintenance agreement may be required for privately maintained drainage devices.
- 2.3 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.
- 2.4 Obtain all applicable jurisdictional and regulatory permits. These agencies may include the State of California Regional Water Quality Control Board; State Department of Fish and Game; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and US Army Corps of Engineers.

For questions regarding the grading conditions, please contact Patricia Constanza of Land Development Division at (626) 458-4921 or pconstan@dpw.lacounty.gov.

3. Building and Safety

- 3.1 Submit plans and specifications to meet current applicable codes and standards for structures, grading, mechanical, plumbing, and electrical.
- 3.2 All electrical installations shall comply with the following criteria:
 - 3.2.1 The portions of the project associated with power generation and transmission shall be designed in accordance with the National Electric Safety Code or in accordance with other standards or regulations acceptable to the building official.
 - 3.2.2 The nonpower generation and transmission portion of the project shall be designed in accordance with the National Electric Code or in accordance with other standards or regulations acceptable to the building official.
- 3.3 Comply with fire, life safety, structural, and accessibility requirements including ADA guidelines.
- 3.4 Any occupiable building must have a restroom for employees.
- 3.5 All foundations must be engineered to comply with existing soil conditions.
- 3.6 Obtain approval from other agencies prior to permit issuance.

For questions regarding the building and safety conditions, please contact Clint Lee of Public Works' Building and Safety Division at (626) 458-3173 or cllee@dpw.lacounty.gov.

4. Drainage

- 4.1 Prior to grading plan approval, the applicant shall obtain a Jurisdictional Determination letter or equivalent from the US Army Corps of Engineers and written acknowledgement from the State Department of Fish and Game that no jurisdictional surface water drainages occur in the grading footprint. Documentation from jurisdictional agencies shall be obtained to the satisfaction of Public Works.

- 4.2 Portions of the site contain a drainage area designated as a 260-foot-wide Flood Plain Management Path as shown on the Antelope Valley Master Drainage Plan. The County reserves the right to restrict construction within this flood hazard area. Prior to grading plan approval, obtain and record a covenant dedicating to the County the right to restrict the erection of buildings or other structures in the flood hazard area as shown on the Antelope Valley Master Drainage Plan to the satisfaction of Public Works.
- 4.3 Prior to grading plan approval, per County Code Section 12.84.460, comply with LID requirements in accordance with the LID Standards Manual, which can be found at [http://dpw.lacounty.gov/wmd/LA County LID Manual.pdf](http://dpw.lacounty.gov/wmd/LA%20County%20LID%20Manual.pdf).
- 4.4 Prior to issuance of building permits, a drainage and grading plan must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; to eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and SUSMP.

For questions regarding the drainage conditions, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Matthew Dubiel at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

MD:tb

P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201000071\TCUP 201000071(MOD)\2013-10-29 Submittal -Grading Modification\2013-12-12, CUP 201000071Minor Mod Clearance Revised.docx

Attach.